

EXHIBIT A

LEGAL DESCRIPTION

Being 25.52V acres of land located in the SAMUEL C. NEILL SURVEY, Abstract No. 1159, Tarrant County, Texas, and being a portion of a tract of land described in deed to C.F. Seeton as recorded in CC# D206075662 Real Property Records, Tarrant County, Texas, and all that certain tract described in deed to Mary Ellen Jones, Independent Executor as recorded in CC# D212263539 Real Property Records, Tarrant County, Texas, said 25.52 acres of land being more particularly described by metes and bounds as follows:

Beginning at a $\frac{1}{2}$ " iron rod found in place at the southeast corner of the said C.F. Seeton tract, said iron rod also being the most northerly southwest corner of a tract of land described as Tract No. 725 in deed to the United States of America as recorded in Volume 7168, Page 2254, Real Property Records, Tarrant County, Texas, said iron rod further being in the northeast corner of a tract of land described in deed to Wilderness Acres, a Joint Venture, as recorded in CC# D208373640, Real Property Records, Tarrant County, Texas, said iron rod also being in the called south line of the aforesaid SAMUEL C. NEILL SURVEY;

THENCE South 89 degrees 47 minutes 55 seconds West with the south line of the said C.F. Seeton tract and the north line of the said Wilderness Acres tract and along the called center of a public road as listed in Volume 3482, Page 204, Real Property Records, Tarrant County, Texas, a distance of 1348.96 feet to a P.K. nail set in concrete at the southwest corner of the said Mary Ellen Jones, Executor tract and the southwest corner of the said C.F. Seeton tract, said P.K. nail being in the north line of Lot A, Block 3, Section One, SPRING LAKE ESTATES, an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 12781, Plat Records, Tarrant County, Texas, said P.K. nail further being in Seeton Road;

THENCE North 00 degrees 31 minutes 27 seconds West along the west line of the said Mary Ellen Jones, Executor tract and the west line of the said C.F. Seeton tract and with Seeton Road as listed in deed recorded in Volume 3482, Page 204, Real Property Records, Tarrant County, Texas, a distance of 1030.81 feet to a point at the most westerly southwest corner of Tract No. 715 as described in deed to the United States of America as recorded in Volume 7160, Page 1009, Real Property Records, Tarrant County, Texas, said point also being the northwest corner of a tract of land described in deed to Claudie F. Seeton as recorded in Volume 4515, Page 828, Real Property Records, Tarrant County, Texas;

THENCE North 89 degrees 25 minutes 03 seconds East, at 50.00 feet passing a $\frac{1}{2}$ " iron rod found in place for reference, in all a total distance of 349.80 feet to USA C.O.E. concrete monument No. 715-2, said monument being the northeast corner of the said Claudie F. Seeton tract (Volume 4515, Page 828);

THENCE South 00 degrees 34 minutes 02 seconds East, 58.02 feet to USA C.O.E. concrete monument No. 715-3;

THENCE North 70 degrees 05 minutes 04 seconds East, 240.54 feet to USA C.O.E. concrete monument No. 715-4;

THENCE South 75 degrees 35 minutes 14 seconds East, 200.92 feet to USA C.O.E. concrete monument No. 715-5;

THENCE South 33 degrees 01 minutes 02 seconds East, 1076.07 feet to USA C.O.E. concrete monument No. 715-6, said monument being the most southerly corner of the aforesaid United States of America Tract No. 715 (Volume 7160, Page 1009), said monument also being in the most southerly east line of the aforesaid C.F. Seeton tract (Volume 3482, Page 204);

THENCE South 00 degrees 31 minutes 31 seconds East, at 85.21 feet passing USA C.O.E. concrete monument No. 715-7, in all a total distance of 101.21 feet to the Place of Beginning and containing 25.52 acres of land, more or less.